

124.0

0002

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,039,300 / 1,039,300

APPRAISED: 1,039,300 / 1,039,300

USE VALUE: 1,039,300 / 1,039,300

ASSESSED: 1,039,300 / 1,039,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11-11A		ACADEMY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FRYE EDEN NABY	
Owner 2: FRYE NELS M. N.	
Owner 3:	

Street 1: 11 ACADEMY ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: LANDERS CHRISTOPHER J -

Owner 2: -

Street 1: 48 UNDERWOOD ST

Twn/City: HOLLISTON

St/Prov: MA Cntry:

Postal: 01746

NARRATIVE DESCRIPTION

This parcel contains 5,371 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2920 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5371		Sq. Ft.	Site		0	90.	1.08	10									523,018						523,000	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size			Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							5371.000			512,500		3,800		523,000		1,039,300							
Total Card							0.123			512,500		3,800		523,000		1,039,300		Entered Lot Size					
Total Parcel							0.123			512,500		3,800		523,000		1,039,300		Total Land:					
Source: Market Adj Cost												Total Value per SQ unit /Card:		355.92		/Parcel: 355.9		Land Unit Type:					

PREVIOUS ASSESSMENT										Parcel ID		PAT ACCT.					
TAX DISTRICT										Parcel ID		PAT ACCT.					
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value		Notes	Date						
2020	104	FV	506,700	3800	5,371.	523,000	1,033,500	1,033,500	Year End Roll		12/18/2019						
2019	104	FV	399,500	3800	5,371.	552,100	955,400	955,400	Year End Roll		1/3/2019						
2018	104	FV	476,700	3800	5,371.	406,800	887,300	887,300	Year End Roll		12/20/2017						
2017	104	FV	448,800	3800	5,371.	389,400	842,000	842,000	Year End Roll		1/3/2017						
2016	104	FV	448,800	3800	5,371.	360,300	812,900	812,900	Year End		1/4/2016						
2015	104	FV	400,700	3800	5,371.	302,200	706,700	706,700	Year End Roll		12/11/2014						
2014	104	FV	400,700	3800	5,371.	295,200	699,700	699,700	Year End Roll		12/16/2013						
2013	104	FV	415,900	3800	5,371.	281,300	701,000	701,000			12/13/2012						

PRINT		LAST REV	
Date	Time	Date	Time
12/11/20	00:05:09	09/23/20	10:32:37
apro			

ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS		ACTIVITY INFORMATION															
Date		Result															
5/15/2019		SQ Returned															
11/7/2016		Meas/Inspect															
5/6/2015		MEAS&NOTICE															
Census:		Measured															
Flood Haz:		372															
D		Mailer Sent															
s		10/28/1999															
t		Measured															
Census:		266															
Flood Haz:		Peter M															
D		Sign: VERIFICATION OF VISIT NOT DATA															
s		____/____/____															

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 13 - Multi-Garden		Full Bath: 1	Rating: Average	THREE KITCHENS-12/96 646-5944.														
Sty Ht: 2H - 2 & 1/2 Sty		A Bath: 1	Rating: Good															
(Liv) Units: 2	Total: 2	3/4 Bath: 1	Rating: Good															
Foundation: 2 - Conc. Block		A 3QBth	Rating:															
Frame: 1 - Wood		1/2 Bath:	Rating:															
Prime Wall: 4 - Vinyl		A HBth:	Rating:															
Sec Wall:		OthrFix:	Rating:															
Roof Struct: 1 - Gable		OTHER FEATURES																
Roof Cover: 1 - Asphalt Shgl		Kits: 2	Rating: Average															
Color: GREY		A Kits: 1	Rating: Fair															
View / Desir:		Fppl: 2	Rating: Average															
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C+ - Average (+)				CONDOS INFORMATION														
Year Blt: 1923		Eff Yr Blt:		Location:														
Alt LUC:		Alt %:		Total Units:														
Jurisdct: G16		Fact: .		Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD		Phys Cond: FA - Fair-Avg		35. %		No Unit		RMS		BRS		FL						
Prim Int Wall: 2 - Plaster		Functional:				1		7		4								
Sec Int Wall:		Economic:				1		6		3								
Partition: T - Typical		Special:																
Prim Floors:		Override:																
Sec Floors:				Total: 35.6 %														
CALC SUMMARY				COMPARABLE SALES														
Bsmnt Flr:		Basic \$ / SQ: 170.00		Rate		Parcel ID		Typ		Date		Sale Price						
Subfloor:		Size Adj.: 1.00958896																
Bsmnt Gar:		Const Adj.: 0.98010004																
Electric: 3 - Typical		Adj \$ / SQ: 168.215																
Insulation: 2 - Typical		Other Features: 156762																
Int vs Ext: S		Grade Factor: 1.10																
Heat Fuel: 2 - Gas		NBHD Inf: 1.00000000																
Heat Type: 5 - Steam		NBHD Mod:																
# Heat Sys: 2		LUC Factor: 1.00		WtAv\$/SQ:		AvRate:		Ind.Val										
% Heated: 100	% AC: 50	Adj Total: 795825		Juris. Factor: 1.00		Before Depr: 185.04												
Solar HW: NO	Central Vac: NO	Depreciation: 283314		Special Features: 0		Val/Su Net: 111.12												
% Com Wall	% Sprinkled:	Depreciated Total: 512511		Final Total: 512500		Val/Su SzAd: 175.51												
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 124.0-0002-0012.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	120X20	F	FR	1940		19.13	T	50	104			3,800		3,800	
More: N				Total Yard Items: 3,800				Total Special Features:								Total: 3,800		

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1		
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMs: 13	BRs: 7	Baths: 1	HB

SKETCH

Sum Area By Label :

- HST = 1168
- SFL = 1168
- FFL = 1168
- BMT = 1168
- EFP = 364
- 19 OFP = 160

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,168	50,460	58,942						
FFL	First Floor	1,168	168,210	196,475						
SFL	Second Floor	1,168	168,210	196,475						
HST	Half Story	584	168,210	98,237						
EFP	Enclos Porch	364	34,010	12,381						
OPF	Open Porch	160	26,280	4,205						
Net Sketched Area: 4,612				Total: 566,715						
Size Ad	2920	Gross Are	5196	FinArea	2920					

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,168	50,460	58,942						
FFL	First Floor	1,168	168,210	196,475						
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IMAGE

AssessPro Patriot Properties, Inc